

**MINUTES OF THE BRIDGEWATER TOWNSHIP COUNCIL**  
**FEBRUARY 18, 2016**      **COUNCIL CHAMBERS**

The Township Council of the Township of Bridgewater, County of Somerset, State of New Jersey, convened in a regular session on Thursday, February 18, 2016 at 7:30 p.m. in Council Chambers in the Municipal Complex, Bridgewater, New Jersey 08807.

Council President Pedroso read the following announcement:

**Notice of  
Meeting**

In compliance with the Open Public Meetings Act of New Jersey, adequate notice of this meeting was provided on January 4, 2016 by sending written and electronic notice to the Courier News and the Star Ledger, posting on the Township website and on the bulletin board in the Municipal Building, and filing with the Township Clerk.

On call of the roll, the following Council members were present:

Matthew C. Moench            (arrived at 8:20pm )  
Howard Norgalis  
Christine Henderson-Rose  
Council Vice President Allen Kurdyla  
Council President Filipe Pedroso

Also Present:        James T. Naples, Township Administrator  
                         William B. Savo, Township Attorney  
                         Linda J. Doyle, Township Clerk

Council President Pedroso led the audience in the Pledge of Allegiance.

**Minutes for  
Approval**

On motion of Councilman Norgalis, second by Councilwoman Rose, the January 21, 2016 Regular Session Minutes were moved for approval and passed on the following roll call vote:

Councilman Moench	Absent
Councilman Norgalis	Aye
Councilwoman Rose	Aye
Councilman Kurdyla	Aye
Council President Pedroso	Aye

On motion of Councilwoman Rose, second by Councilman Kurdyla, the February 1, 2016 - Regular and closed Session Minutes were moved for approval and passed on the following roll call vote:

Councilman Moench	Absent
Councilman Norgalis	Abstain
Councilwoman Rose	Aye
Councilman Kurdyla	Aye
Council President Pedroso	Aye

## Council Reports

### Councilwoman Rose:

- Attended the History Committee's monthly meeting last night
- Attended the annual kickoff meeting for the Somerset County YMCA. They have a lot of good things planned for the community
- Attended the Annual super bowl breakfast at the Elks Lodge. The proceeds from that will benefit their special children's committee
- Councilwoman Rose stated we owe a debt of gratitude to the fire departments in Bridgewater who responded to a recent Hillsborough warehouse fire. At some point and time, all our fire departments were present at that fire and it was a significant task to bring it under control. EMS and fire departments were commended for their time and talent.

### Council vice-president Kurdyla:

- Nothing new to report

### Councilman Norgalis:

- Attended the Alan Grant memorial service. Mr. Grant was one of the partners at the Mauro Savo Camerino and Grant law firm. He has done a lot of work for the Township and will be missed.
- Attended the Vo-tech Valentine's breakfast put together by the culinary arts department.
- Congratulated Michael Camerino, Esq. who is the Somerset County person of the year. He will be honored at an affair later on in the year
- Congratulated Councilman Matthew C. Moench who is the new deputy chief of staff for Governor Chris Christie. He also served as the Raritan Borough prosecutor for a short period of time before taking on the new job
- Mayor Hayes has submitted his 2016 Budget to Council. The bottom line is there is a \$24.73 tax increase for the average home valued at \$424,000.00. The big items include pension increases of \$168,000.00 to a total of \$2,853,000.00 which is an increase of 6.25%. The debt service is also up by \$582,000.00 for a total amount of \$5,016,000.00 which is an increase of 13%. The budget also calls for \$5M to be invested in road work. State aid is assumed to be flat at this point
- Robert Bogart, Director of Municipal Services & Township Engineer will retire later on this month. The township owes him a debt of gratitude for his professionalism and wise counsel over the last 12-years.

Councilman Pedroso:

- Nothing new to report.

**Mayor's  
Report**

Township Administrator Naples:

- Nothing new to report.

**Discussion**

**POTENTIAL GRANT APPLICATION TO FUND REPAIRS TO THE LANE- BROKAW HOUSE**

Councilwoman Rose advised we were recipient of a grant from Somerset County to complete a historical structure's report on the Lane Brokaw house. They have completed their work and a draft copy is available and was reviewed by the historical committee last night.

Don Esposito of the cultural heritage commission at Somerset County recently asked about the status with the house. He was advised there is no money to work on the structure and as such the house will eventually come down. He in turn encouraged Councilwoman Rose to have Council discuss the possibility of applying for a 6-figure stabilization grant for the property.

Councilwoman Rose advised the application is comprehensive so before she starts that process, she asked for Council's consensus on how they would like to proceed in terms of pursuing another grant. At this point, the work on the Lane Brokaw house has not cost the Township other than lawn maintenance and such. No cost to the Township is anticipated moving forward. There are a group of volunteers willing to work on the property once we resolve some of the insurance issues that will assure they can be on the property. There is a lot of interest in the property from those that know the history.

Council was in consensus to move forward with the grant request as no cost is anticipated for the township.

**Public  
Comment**

On motion of Councilman Norgalis, seconded by Councilwoman Rose, the meeting was opened to the public.

Members of the public wishing to address the Council on any matter will be allowed two minutes to speak, unless there are unusual circumstances.

Patrick O'Connor was present. He is a United States Navy and Golf War Veteran who stated he lives in Middlesex but lived in Bridgewater for 25-years. He works for GIF, a company that is hosting a program that can provide free roofs to the Hillside, Eisenhower and Van Holten schools by switching from PSE&G to GIF

solar division. The roofs of these schools need attention and a rough estimate he conducted shows it would cost close to a million dollars to repair the roofs. Mr. O'Connor was advised this governing body is separate from the Board of Education having no authority in matters such as this. However, Councilwoman Rose is a Council liaison to the Board of Education and will follow up.

On motion of Councilman Norgalis, seconded by Councilwoman Rose, the public comment portion was closed.

#### **Presentation**

Mr. Frank Banisch of Banisch Associates, Inc. attended the session and provided some additional information with regard to the presentation on January 21, 2016 where he presented a power point and detailed the Redevelopment Plan and Amendment to the Master Plan Land Use Element and Housing Element for the Bridgewater Center of Excellence, Block 483 and portions of Lots 17, 18 and 19.

He and Joseph Fishinger, Project Manager of Dewberry Engineers, Inc. were available to field comments and questions on this project.

#### **Public Hearing & Final Action Ordinances**

**AN ORDINANCE OF THE TOWNSHIP OF BRIDGEWATER IN THE COUNTY OF SOMERSET AND STATE OF NEW JERSEY ADOPTING A "REDEVELOPMENT PLAN" FOR AN AREA IN NEED OF REDEVELOPMENT, CONSISTING OF PORTIONS OF LOTS 17, 18 AND 19 IN BLOCK 483, COMMONLY KNOWN AS THE FORMER SANOFI-AVENTIS PROPERTY, IN ACCORDANCE WITH N.J.S.A. 40A:12A-7 AND AMENDING AND SUPPLEMENTING CHAPTER 126 (LAND USE) OF THE MUNICIPAL CODE OF THE TOWNSHIP OF BRIDGEWATER, WITH SPECIFIC REFERENCES TO EXISTING SECTION 126-320 (SED SPECIAL ECONOMIC DEVELOPMENT ZONE), EXISTING SECTION 126-325 (SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS), EXISTING SECTION 126-302 (ZONING MAP), EXISTING SECTION 126-301 (ZONING DISTRICTS) AND TO A NEW SECTION 126-321.6 ENTITLED "R-SEED REDEVELOPMENT SPECIAL ECONOMIC AND EMPLOYMENT DEVELOPMENT DISTRICT ZONE"GOVERNING THE DEVELOPMENT OF A BRIDGEWATER REDEVELOPMENT PLAN**

On motion of Councilman Norgalis, seconded by Councilwoman Rose, the meeting was opened to the public.

The following are a list of those who did not support the "Redevelopment Plan" also known as Center of Excellence: The public comments from those listed below included various issues and concerns; most concerning traffic questioning if Route 287 will have access to and from this site, but many expressed concern with quality of life matters and felt the plan should be modified to reduce the number of apartments, issues with the need for a grocery store and concerns

over millennials' affording luxury apartments. Most felt additional data should be made available prior to approving the project.

John Kapp, 866 Carnoustie Drive  
Andy Leven, 2 Holmes Court  
Eileen Horch, 794 West Foothill Road  
Mike Amorese, 287 Goldfinch Drive  
Laura Whalen, 1238 Mount Vernon Road  
Barbara Blair, 856 Bluestone Lane  
Brian Beglin, 18 Heather Hill Way  
Gerri Staub, 10 Murfield Lane  
Krushna Thakker, 80 Shaffer Road  
Tony DiNardo, 18 Murfield Lane  
David Robinson, 15 Wight Street  
Michele Smith, 927 Washington Valley Road  
Inderpreet Banga, 376 Route 28  
Bill Keegan, 12 Loft Drive, Martinsville  
Bob Vaucher, 449 Foothill Road  
Brendan Kapp, 866 Carnoustie Drive  
Simone Gaunt, 607 North Bridge Street  
Judy Wolk, 850 Bluestone Lane  
Nancy Price, 35 Victoria Drive  
Brendan Kapp, 866 Carnoustie Drive

The following are a list of those who did support the "Redevelopment Plan" also known as Center of Excellence: Those who spoke in support of the "Redevelopment Plan" felt the project serves both the young "millennials" and the older "empty nesters" who prefer renting as opposed to buying a single family home. Those named below also commented this plan has been years in development and comprehensive economic strategies have been considered and addressed. Those reports indicate this development offers a good solid plan for the community and this particular site.

Tom Genova, 6 Presidents Drive  
Mike Kerwin, SCBP  
Doris Zampella, 1688 Washington valley Road  
Jeff Lehrer, Attorney for Developer

On motion of Councilman Norgalis, seconded by Councilman Moench, the public comment portion was closed.

Council President Pedroso offered the discussion should be delayed to give others in the community an opportunity to be heard. He offered this is the

largest project in Bridgewater in many years and as proposed does not fit in the community. He opposes multi occupancy dwellings and does not support this project. Others felt this project should be introduced and the public will have additional opportunities to be heard through the planning board process.

On motion of Councilwoman Rose, second my Councilman Kurdyla, the foregoing Ordinance was proposed for Introduction even though it was not on the agenda as such. The vote was as follows:

Councilman Moench	Aye
Councilman Norgalis	Nay
Councilwoman Rose	Aye
Councilman Kurdyla	Aye
Council President Pedroso	Nay

**THE ORDINANCE WAS PASSED.**

A copy of resolution **#16-02-18-068** is appended to the official minutes

**AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY KNOWN AS 29 STEVENS LANE, MARTINSVILLE, NEW JERSEY, KNOWN AS LOT 134, BLOCK 802.01 ON THE TAX MAP AND IDENTIFIED AS BEING KNOWN AS UNIT 29, BUILDING 22 SITUATED IN PHASE XI OF LOFT FARMS AT MARTINSVILLE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED .3036% INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AND ALSO KNOWN AS TAX LOT 134 IN BLOCK 802.01 ON THE TAX MAP OF THE TOWNSHIP OF BRIDGEWATER AND IS AN AFFORDABLE HOUSING UNIT IN THE BRIDGEWATER TOWNSHIP AFFORDABLE HOUSING PROGRAM (“THE PROPERTY”)**

On motion of Councilman Norgalis, second my Councilwoman Rose, the meeting was opened to the public

Resident questioned why Council was voting on the sale of a unit. He was advised this is an affordable unit and there is need to keep it as such.

On motion of Councilman Norgalis, second my Councilwoman Rose, the meeting was closed for public comment.

On motion of Councilman Norgalis, second my Councilwoman Rose, the foregoing Ordinance was proposed. The vote was as follows:

Councilman Moench	Aye
Councilman Norgalis	Aye
Councilwoman Rose	Aye
Councilman Kurdyla	Aye
Council President Pedroso	Aye

**THE ORDINANCE WAS PASSED.**

A copy of resolution **#16-02-18-069** is appended to the official minutes

**Resolutions**

Council President Pedroso read the following resolutions by title and called for a consent motion.

On motion of Councilman Norgalis, seconded by Councilman Moench, the following resolutions were proposed. The vote was as follows:

Councilman Moench	Aye
Councilman Norgalis	Aye
Councilwoman Rose	Aye
Councilman Kurdyla	Aye
Council President Pedroso	Aye

**AUTHORIZING BUDGET TRANSFERS FOR APPROPRIATION RESERVE IN THE AMOUNT OF \$524,100.00**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution **#16-02-18-070** is appended to the official minutes

**AUTHORIZING SUNESYS TO INSTALL OPERATE AND MAINTAIN FIBER OPTIC CABLE WITHIN THE TOWNSHIP OF BRIDGEWATER**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution **#16-02-18-071** is appended to the official minutes

**AUTHORIZING THE TOWNSHIP OF BRIDGEWATER OFFICE OF EMERGENCY MANAGEMENT TO ACCEPT FUNDS FROM A SUBGRANT AWARD OF THE FEDERAL FISCAL YEAR 2015 OF EMERGENCY MANAGEMENT AGENCY ASSISTANCE PROGRAM FUNDING IN THE AMOUNT OF \$7,000.00**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution **#16-02-18-072** is appended to the official minutes

**APPROVING PARTICIPATION WITH THE STATE OF NEW JERSEY IN A SAFE AND SECURE COMMUNITIES PROGRAM ADMINISTERED BY THE DIVISION OF CRIMINAL JUSTICE, DEPARTMENT OF LAW AND PUBLIC SAFETY UP TO THE AMOUNT OF \$60,000.00**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution **#16-02-18-073** is appended to the official minutes

**AUTHORIZING EXECUTION OF A DEVELOPER'S AGREEMENT BETWEEN THE TOWNSHIP OF BRIDGEWATER AND GREY OAKS, LLC FOR THE DEVELOPMENT AND CONSTRUCTION ON LOTS 2.01 & 2.02 IN BLOCK 408 ON THE BRIDGEWATER TOWNSHIP TAX MAP, THE PROPERTY BOUND BY GARRETSON ROAD TO THE NORTH AND NEW JERSEY STATE HIGHWAY ROUTE 22 TO THE SOUTH; OF A FIVE LOT RESIDENTIAL SUBDIVISION INTENDED FOR THE CONSTRUCTION OF FOUR RESIDENTIAL SINGLE - FAMILY HOMES PURSUANT TO PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL GRANTED BY THE BRIDGEWATER TOWNSHIP PLANNING BOARD**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution #16-02-18-074 is appended to the official minutes

**CHANGE IN CUSTODIAN OF PETTY CASH FUND FOR THE POLICE DEPARTMENT FROM LINDA HARROLL TO CATHY HAMILTON**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution #16-02-18-075 is appended to the official minutes

**AUTHORIZATION APPROVING FINAL LIST OF VOLUNTEER MEMBERS OF THE BRIDGEWATER FIRST AID AND RESCUE SQUADS WHO QUALIFY FOR CONTRIBUTIONS UNDER THE TOWNSHIP LOSAP PROGRAM IN THE TOWNSHIP OF BRIDGEWATER, COUNTY OF SOMERSET**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution #16-02-18-076 is appended to the official minutes

**AUTHORIZING CHANGE ORDER NO. 1/FINAL CHANGE ORDER MEMORIALIZING FINAL CONTRACT AMOUNT OF \$295,063.87 WHICH EQUALS ORIGINAL CONTRACT AMOUNT OF \$295,063.87, ZERO NET INCREASE, AND FINAL PAYMENT TO REIVAX CONTRACTING CORP., AND AUTHORIZING ACCEPTANCE OF THE PROJECT AND RELEASE OF PERFORMANCE BOND AND ACCEPTANCE OF MAINTENANCE BOND FOR THE QUARRY LANE ROAD IMPROVEMENT PROJECT**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution #16-02-18-077 is appended to the official minutes

**AUTHORIZING THE TOWNSHIP OF BRIDGEWATER TO ACCEPT A PORTION OF CARUSO COURT AS A PUBLIC ROAD**

**THE RESOLUTION WAS ADOPTED.**



A copy of resolution **#16-02-18-078** is appended to the official minutes

**APPOINTMENT TO THE BOARD OF THE SOMERSET REGIONAL ANIMAL SHELTER  
- TIMOTHY PINO**

**THE RESOLUTION WAS ADOPTED.**

A copy of resolution **#16-02-18-079** is appended to the official minutes

On the motion of Councilwoman Rose, seconded by Councilman Moench, the meeting adjourned at approximately 11:30 PM.

Respectfully Submitted,

Linda J. Doyle, RMC  
Municipal Clerk

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Filipe Pedroso  
Council President